

THE CORPORATION OF THE TOWNSHIP OF WHITEWATER REGION

BY-LAW NO. 16-03-854

A By-Law authorizing the Township to enter into a Development Agreement with Grant Gorr

WHEREAS Grant Gorr is the owner of Part of Lot C, Plan 183, Being Part 3 on Plan 49R-16986, Subject to an easement in gross over Parts 1 and 2 on Plan 49R-18557 as in RE196640, Township of Whitewater Region, in the County of Renfrew;

AND WHEREAS Grant Gorr has applied to the County of Renfrew for consent approval of residential lot File Number B43/15 and such approval dated the 9th day of September, 2015 has been granted subject to the execution and registration of a Development Agreement between the Owner and the Township be on title:

AND WHEREAS Section 51(26) of the Planning Act provides for the Municipality to enter into an Agreement as a condition of the approval of subdivision of a lot which Agreement may be registered on title and is enforceable by the Municipality against all subsequent purchase of land;

AND WHEREAS Grant Gorr has asked the Council of the Corporation of the Township of Whitewater Region to enter into a Development Agreement;

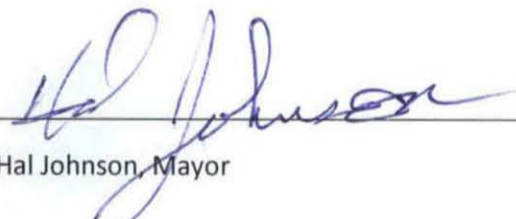
NOW THEREFORE the Council of the Corporation of the Township of Whitewater region hereby ENACTS AS FOLLOWS:

1. THAT the Corporation of the Township of Whitewater Region enter into a Development Agreement with Grant Gorr, which agreement is attached and marked as Schedule "A" to this By-law.
2. THAT the council of the Township of Whitewater Region hereby authorize the execution of the Development Agreement.
3. THAT the Mayor and CAO/Clerk be authorized to execute the said Development Agreement together with all documents relating thereto, and further, to make such other motions as may be necessary to complete this matter.

THIS BY-LAW shall come into effect upon the passing thereof and subsequent registration at the Land Registry Office for the Registry Division for the County of Renfrew.

All By-laws or parts of By-laws previously passed that are inconsistent with the provisions of By-Law 16-03-854 are hereby repealed.

Passed this 23rd day of March, 2016.


Hal Johnson, Mayor


Christine FitzSimons, COA/CLERK

SCHEDULE "A" TO BY-LAW 16-03-854

THIS AGREEMENT made the 23rd day of March, 2016.

BETWEEN:

GRANT GORR

(Hereinafter referred to as "owner")

- and -

THE CORPORATION OF THE TOWNSHIP OF WHITEWATER REGION

(Hereinafter referred to as the "municipality")

WHEREAS Grant Gorr is the owner of lands legally described as being Part of Lot C, Plan 183, Being Part 3 on Plan 49R-16986, Township of Whitewater Region, in the County of Renfrew, more particularly described in Schedule "B" attached hereto (Hereinafter referred to as the "Lands").


AND WHEREAS Grant Gorr the owner has applied to the County of Renfrew for consent to sever one residential lot (File Number B43/15) and such consent was given on the 9th day of September, 2015 subject to certain conditions.


AND WHEREAS the *Ontario Planning Act* in Sections 53(12) and 51(26) provided for the municipality to enter into an Agreement as a condition of approval of the severance, which Agreement may be supported by Notice on Title.

THEREFORE in consideration of the granting of the severance, the owner covenants and agrees as follows:


1. All future purchasers of the lands must be notified that the location of the proposed septic system must be located as shown on the detailed site plan approved by the municipality and the site plan is attached hereto as Schedule "C" to this Agreement.
2. This Agreement shall be binding on subsequent purchasers and the parties' successors and assigns. The owner shall register a Notice of the Agreement on the title of the lands and shall notify any subsequent purchaser of the lands of the existence of the Agreement by including a copy in any Agreement of Purchase and Sale for the lands.

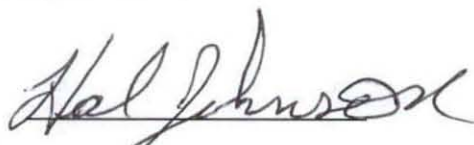
Dated at Pembroke, Ontario this 23rd day of March, 2016.

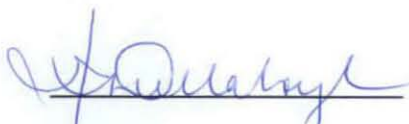

 Witness



 Grant Gorr

Dated at Cobden, Ontario this 23rd day of March, 2016.


 Witness


 Per: Hal Johnson, Mayor


 Witness


 Per: Christine FitzSimons,
 Chief Administrator/Clerk

We have the authority to bind the Corporation

SCHEDULE "B"

LEGAL DESCRIPTION OF THE LANDS:

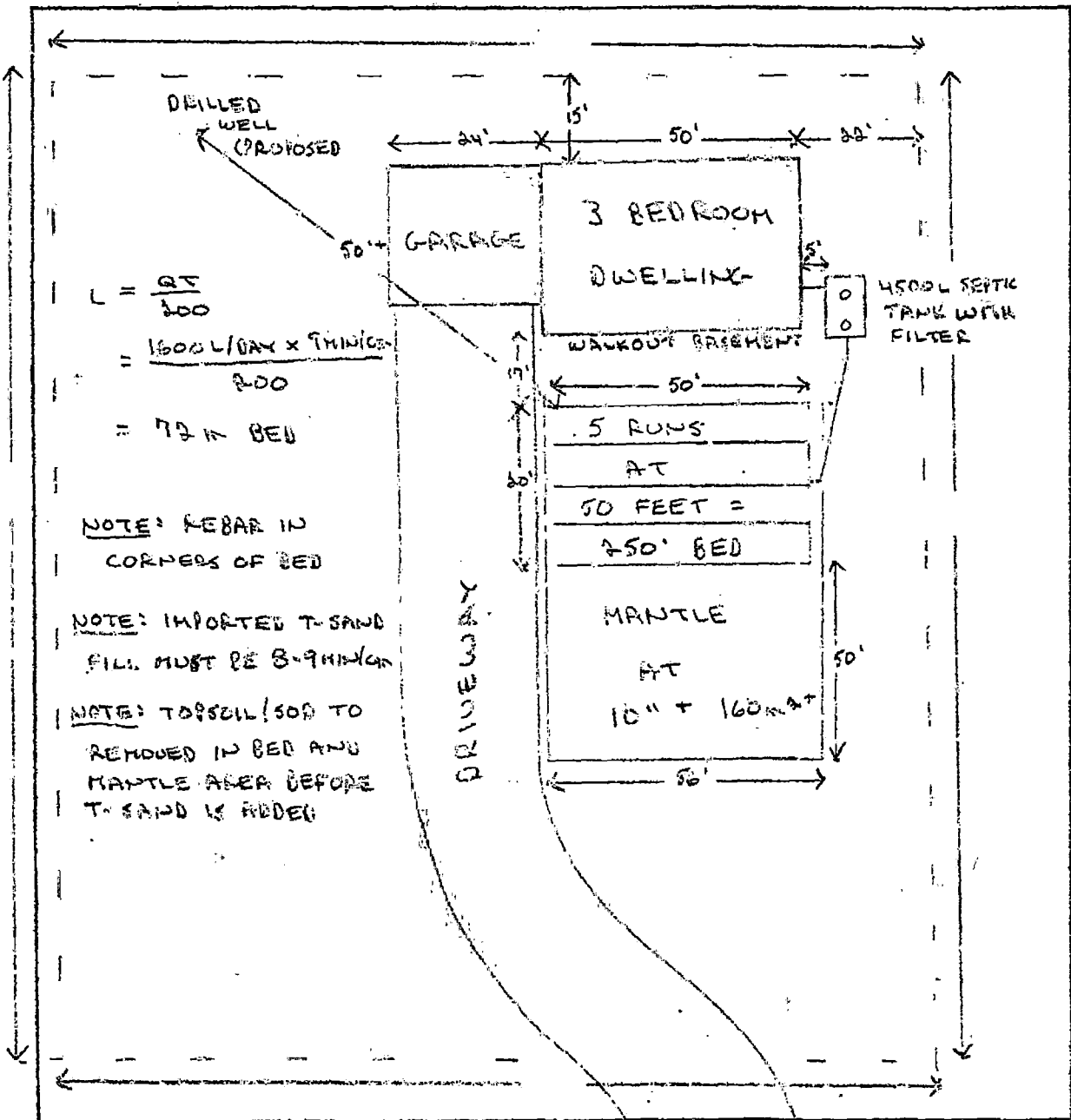
Part of Lot C, Plan 183, Being Part 3 on Plan 49R-16986, Subject to an easement in gross over Parts 1 and 2 on Plan 49R-18557 as in RE196640, Township of Whitewater Region, in the County of Renfrew.

GRANT "G-ORR"
 SCHEDULE "C"

Lot Diagram:

A Diagram of a proposed plan of development is to be completed below, showing the following information:

- 1) North Arrow
- 2) Outline and Dimensions of lot;
- 3) Location of proposed and/or existing building;
- 4) Type and Location of your proposed or existing well and neighbouring well;
- 5) Location of your septic tank and tile bed on your lot, with distances from building, wells;
- 6) Location of any lake, river or stream.



$$L = \frac{QT}{200}$$

$$= \frac{1600 \text{ L/DAY} \times 9 \text{ MIN/CY}}{200}$$

$$= 72 \text{ M BED}$$

- NOTE: REBAR IN CORNERS OF BED
- NOTE: IMPORTED T-SAND FILL MUST BE 8-9 MIN/CY
- NOTE: TOPSOIL/SOD TO REMOVED IN BED AND MANTLE AREA BEFORE T-SAND IS ADDED

WATCHORN DRIVE